174.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,700 / 701,700
					USE VALUE:	701,700 / 701,700
					ASSESSED:	701,700 / 701,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIXLER SARAH A--ETAL	
Owner 2:	TONKIN CHRISTOPHER J D	
Owner 3:		
Street 1:	27 ARGYLE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	323,700		378,000	701,700
Total Card	0.092	323,700		378,000	701,700
Total Parcel	0.092	323,700		378,000	701,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.96 | /Parcel: 429.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116181
GIS Ref
GIS Ref
Insp Date 08/31/18

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,800	0	4,000.	378,000	701,800	701,800	Year End Roll	12/18/2019
2019	101	FV	248,600	0	4,000.	372,600	621,200	621,200	Year End Roll	1/3/2019
2018	101	FV	248,100	0	4,000.	286,200	534,300	534,300	Year End Roll	12/20/2017
2017	101	FV	248,100	0	4,000.	270,000	518,100	518,100	Year End Roll	1/3/2017
2016	101	FV	248,100	0	4,000.	248,400	496,500	496,500	Year End	1/4/2016
2015	101	FV	242,300	0	4,000.	232,200	474,500	474,500	Year End Roll	12/11/2014
2014	101	FV	242,300	0	4,000.	213,800	456,100	456,100	Year End Roll	12/16/2013
2013	101	FV	242,300	0	4,000.	213,800	456,100	456,100		12/13/2012

!13540!

PRINT

Date	Time
12/11/20	03:28:42

LAST REV

Date	Time
10/02/18	14:57:28

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13540

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18967-508		4/1/1988		184,900	No	No		Y

USER DEFINED

Prior Id # 1:	116181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2014	1134	Porch	42,900		9/8/2014			Remodel existing p
11/4/2004	1066	Redo Bat	35,000	C		G6	GR FY06	
6/21/1994	293	Manual	600					REPLACE BEAM
5/10/1994	225		23,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	189	PATRIOT
4/26/2005	Permit Visit	BR	B Rossignol
4/24/2000	Inspected	263	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29338229
Const Adj.:	0.98990101
Adj $ / SQ:	160.040
Other Features:	92073
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397683
Depreciation:	73969
Depreciated Total:	323714

COMMENTS

1 OIL/STEAM 1, GAS/FHW PDAS. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

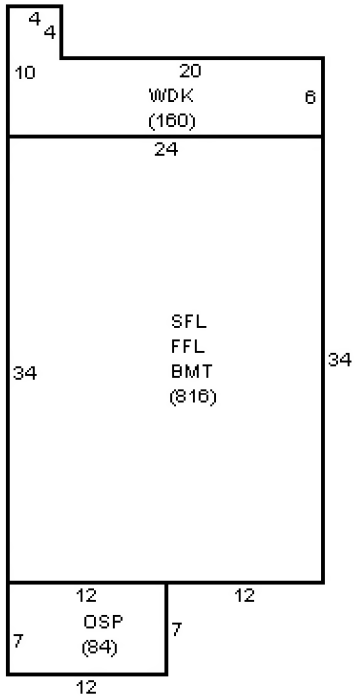
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.04
Special Features:	0	Val/Su Net:	120.25
Final Total:	323700	Val/Su SzAd	198.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	48.010	39,178
FFL	First Floor	816	160.040	130,593
SFL	Second Floor	816	160.040	130,593
WDK	Deck	160	12.130	1,940
OSP	Screen Porch	84	39.360	3,306

Net Sketched Area:	2,692	Total:	305,610
Size Ad	1632	Gross Are	2692	FinArea	1632
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	